



**PROJECT NUMBER**                    **HEARING DATE**  
 PRJ2023-004558-(1)                    March 18, 2025  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2023006714

## PROJECT SUMMARY

<b>OWNER / APPLICANT</b>	<b>MAP/EXHIBIT DATE</b>
Rowland Heights Properties LP / Raj Van	3/15/2024

### PROJECT OVERVIEW

The applicant, Raj Van, requests a conditional use permit ("CUP") to authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Yukdaejang") located in a commercial shopping center in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

<b>LOCATION</b>	<b>ACCESS</b>	
19732 Colima Road, Unit 44, Rowland Heights	via Colima Road	
<b>ASSESSORS PARCEL NUMBER(S)</b>	<b>SITE AREA</b>	
8276-032-025	2.12 Acres	
<b>GENERAL PLAN / LOCAL PLAN</b>	<b>ZONED DISTRICT</b>	<b>PLANNING AREA</b>
East San Gabriel Valley Area Plan	San Jose	East San Gabriel Valley
<b>LAND USE DESIGNATION</b>	<b>ZONE</b>	
CG (General Commercial)	C-2-BE (Neighborhood Business – Billboard Exclusion)	
<b>PROPOSED UNITS</b>	<b>MAX DENSITY/UNITS</b>	<b>COMMUNITY STANDARDS DISTRICT</b>
N/A	N/A	Rowland Heights

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
  - Chapter 22.332 (Rowland Heights CSD Requirements)
  - 22.20.040 (Commercial Zone Development Standards)

<b>CASE PLANNER:</b>	<b>PHONE NUMBER:</b>	<b>E-MAIL ADDRESS:</b>
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